

Dear Planning Team,

Thank you for consulting the pollution team regarding the discharge of condition 11 (Pre-occupation noise report) from APP/20/00551. Condition 11 reads as follows:

Prior to occupation of the development hereby permitted a report shall be submitted to the Local Planning Authority in writing to confirm that the measurements employed with regard to the building envelope, including fenestration and ventilation, for this residential unit, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. Similarly, for traditional external areas that are used for personal amenity space, such as gardens and patios the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The applicant has submitted a noise prepared by Airtight Noise check which state sets out the measures to be implemented ensure the future occupier are protected from noise related to nearby substation and traffic noise. Whilst the report predicts that the level of noise will have a negligible impact on the future occupiers, the report fails to address the requirement of the condition which require a post completion report to be carried to demonstrate that the proposed mitigation measure is effective. Accordingly, discharge of condition 11 is not supported.

I hope this helps.

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